

# 1 Introduction

## Introduction

This display provides information on a draft Policy Statement which has been prepared by the City of Vancouver to guide the planning and redevelopment of the East Fraserlands. We welcome your views on any aspect of the draft Policy Statement: please feel free to ask questions and fill out a comment form.

## The Site

East Fraserlands is located in the southeast corner of the city on the Fraser River, between Kerr Street and Boundary Road, and south of Marine Way. The site comprises 51 hectares (126 acres) of land currently zoned for industrial use.

A CP rail corridor bisects the site into north and south sections. The land south of the rail tracks were occupied by the Canadian White Pine Sawmill until 2001. This land is now owned by ParkLane Homes.

The City of Vancouver is the major land owner north of the tracks. The City lands were originally acquired to create an industrial park although new uses were never established and the site is now covered with scrub growth. There are also several smaller, privately owned sites that are either vacant or have industrial or residential uses.

## The planning process so far

The planning process for East Fraserlands began in May 2002 when City Council directed staff to:

- Discuss future development possibilities with the landowners;
- Consult with those who wish to comment on the future of the site;
- Assess what forms of development could be acceptable; and
- Report back to City Council with a Policy Statement for the area.

Early planning work investigated the development potential of the site and some preliminary plans were presented to the community at Open Houses in Summer 2002 and Fall 2003. Feedback obtained from these consultations has informed the preparation of the draft Policy Statement for the East Fraserlands. One of the goals of the Policy Statement is to establish planning principles which will lead to the creation of a better site plan at the later stages of planning.

## What is a Policy Statement?

A Policy Statement sets out general planning principles and objectives to guide the future development of a large site. It addresses questions of land use, transportation, urban design and community facilities, and provides direction for how those questions will be addressed in the next stages of planning.

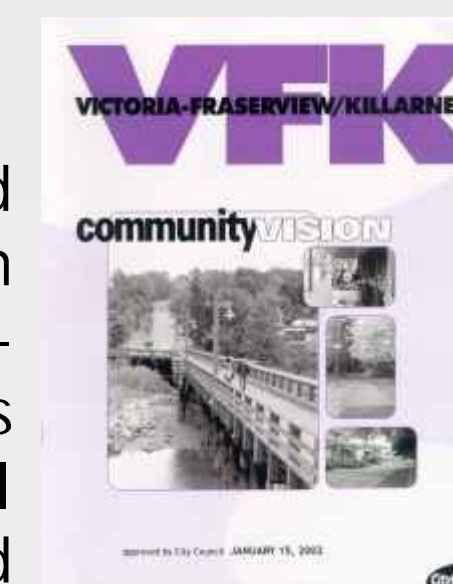
This draft Policy Statement has been prepared by City staff in consultation with the East Fraserlands Sub-committee of the Victoria-Fraserview/Killarney (VFK) CityPlan Committee and ParkLane Homes.

## Aerial photo of the East Fraserlands site



## Role of the Sub-committee

The East Fraserlands (EFL) Sub-committee was created by the Victoria-Fraserview/Killarney CityPlan Committee (VFK) in the summer of 2003. The Sub-committee adds community perspectives and concerns to planning for the proposed EFL residential development, ensures the VFK Vision is included in and followed by the EFL plan, and attempts to speak today for the EFL and VFK residents of tomorrow.



The sub-committee is made up of area residents, many from southern Champlain Heights and the West Fraserlands, and representatives from numerous local community groups, who have contributed a great deal of time and voluntary work throughout the planning process. The EFL Sub-committee will work hard to establish sustainability, in hard facts and plain numbers in co-creating the Official Development Plan.

The Policy Statement does not contain everything the Sub-committee has asked for, or would liked to have seen included in the plan. However, 'the EFL plan' as it stands now is vastly improved from earlier versions, thanks primarily to the subcommittee's persistent efforts and to ongoing improvement in the collaborative capacities and efforts of the developer and the City. 'A sustainable community for the 21<sup>st</sup> century' is the EFL subcommittee's aim, and its commitment to EFL and VFK area residents of today and tomorrow. Nothing less will do.

## Thank you for visiting the East Fraserlands Open House

We would like to hear more about your ideas and comments. Please fill out a yellow comment sheet at the event or return it by mail or fax.

## Attend the Community Workshop on East Fraserlands

If you are interested in learning more about a particular topic please attend our Community Workshop. The Workshop will provide an opportunity to comment on specific topics such as parks, transportation, community facilities, housing types or any other aspect of the Policy Statement. A brief presentation will be made by City staff followed by break-out sessions. The meeting will be held:

**Sunday, October 24, 2:00 to 5:00 pm**

2-3 pm Open House

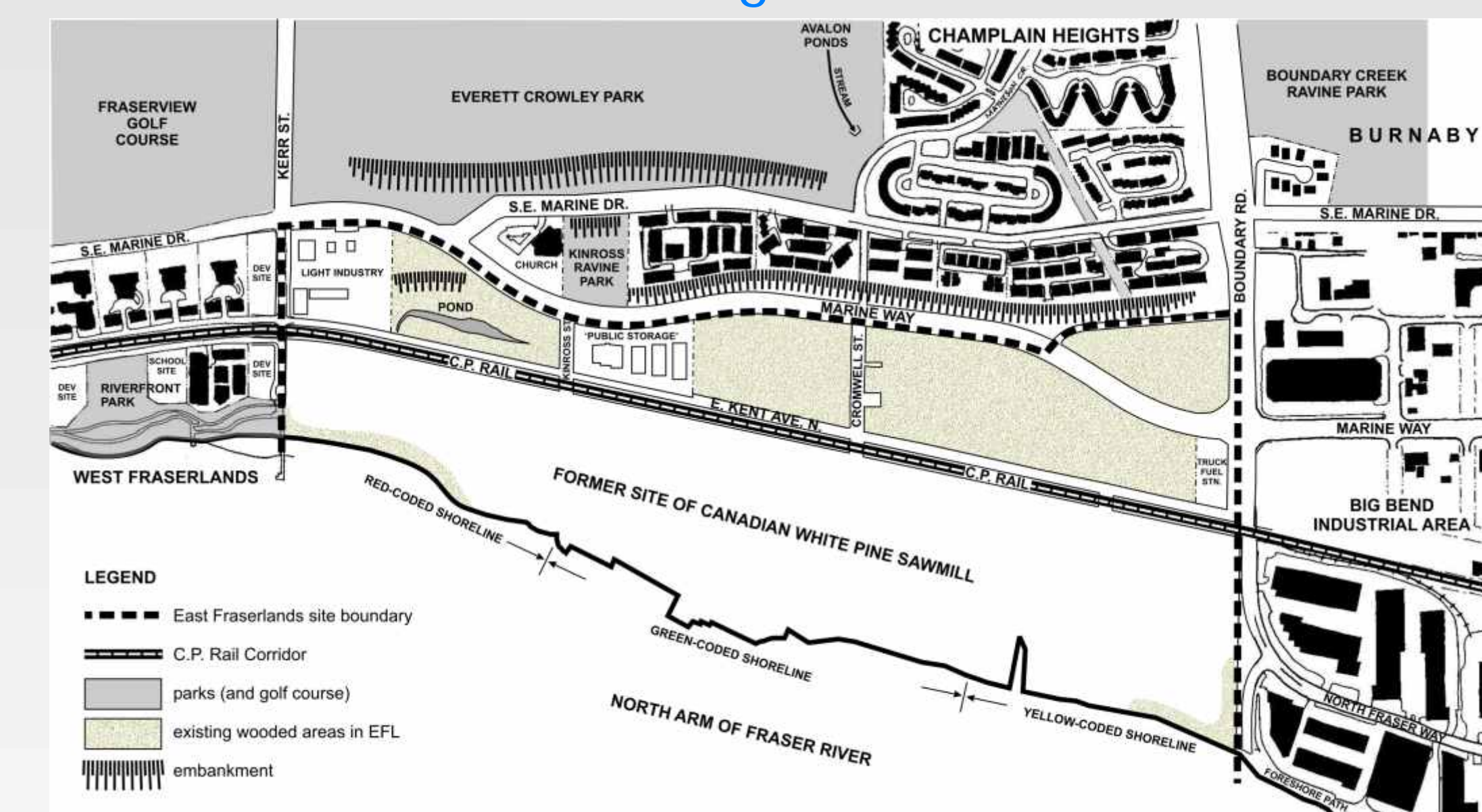
3-5 pm Presentation and Workshop  
Killarney Community Centre (upstairs)  
6260 Killarney Street

If you would like to attend this event please add your name to the pink sign-up sheet provided.

If you would like more information on the East Fraserlands Development please check the City of Vancouver website:

[www.city.vancouver.bc.ca/eastfraserlands](http://www.city.vancouver.bc.ca/eastfraserlands)

## East Fraserlands - existing context and site elements



City of Vancouver

